

Procedures for Annual Adjustments Decatur County

Residential

- Step 1: The land values were established by vacant land sales in the neighborhood. If no vacant land sales could be found, then they were established by allocation or abstraction from the improved sales. For 2013 the land values did not require changes. Due to the limited amount of sales, the vacant residential land was grouped county wide (L1).
- Step 2: After the land values were established, those values were added to the current improvement values and compared to the improved sale prices. A separate trending factor was then applied to the dwelling of the property to raise or lower the values to an acceptable median level. If there were no sales in the neighborhood, then consideration was given to homes for sale in the neighborhood or compared to like neighborhoods.
- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Commercial / Industrial

- Step 1: The land values were established by vacant land sales – and where there were no vacant land sales abstraction or allocation methods were employed. There were no additional trending factors applied to the land. Due to the limited amount of sales, the vacant residential land was grouped county wide (L2).

The land values for rural commercial and industrial properties were established the same as the township homesite rates.

- Step 2: The values were compared to the improved sale prices. A separate trending factor, based on the percentage of change needed to reach the acceptable median lever was then applied to the improvements of the property. Due to the limited amount of sales, the commercial and industrial properties were grouped together for the entire county. (C1)

For income producing properties, income data sheets were mailed out and GRM's or capitalization of income was used to assist in determining the values.

- Step 3: The newly established trending factors were applied to all properties within that neighborhood and a sales ratio study and abstract were ran to verify the changes.

Due to the number of sales, we opened the window of sales to include 01/01/2011 through 03/01/2013. Using the paired sales analysis – we found the sales needed adjusted by +1% annual. This time adjustment was completed to the sales price in the "Formatted" tab.